

"The City With a Heart"



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AGENDA
PLANNING COMMISSION MEETING
[View Full Meeting](#)
November 19, 2019
7:00 p.m.
Meeting location: Senior Center,
1555 Crystal Springs Road, San Bruno

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at www.sanbruno.ca.gov and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Members of the public wishing to submit documents of any kind to the Commission for consideration at the meeting are requested to bring ten (10) copies of the document for distribution to the Commission, staff, and public. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

ROLL CALL

PLEDGE OF ALLEGIANCE

- 1. APPROVAL OF MINUTES:** August 20, 2019
- 2. PUBLIC COMMENT ON ITEMS NOT ON AGENDA** Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendized pursuant to State Law.
- 3. ANNOUNCEMENT OF CONFLICT OF INTEREST**
- 4. PUBLIC HEARINGS:**
 - A. 601 Acacia Avenue** (APN: 020-091-060)
Zoning: R-1 (Single-Family Residential)
Recommended Environmental Determination: CEQA Categorical Exemption Section 15301.Class 1.e. – Existing Facilities.

Request for a Use Permit pursuant to Section 12.200.030.B.1. of the San Bruno Municipal

Code to construct a second-floor addition to the existing single-family dwelling that would increase the gross floor area by more than 50% (75%). With the addition, the building would be approximately 2,805 square feet in size. This project was previously approved by the Planning Commission in 2017 (UP15-013), and expired in July 2018. A building permit was submitted but cannot be issued as the Use Permit has expired. The scope of the current request remains unchanged as previously approved. Gaunic Trehan (Owner and Applicant). **UP-19-028.**

B. 127 Acacia Avenue (APN: 020-412-200)

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: CEQA Categorical Exemption Section 15303.Class 3.a – New Construction or Conversion of Small Structures

Request for a Use Permit pursuant to Sections 12.200.030.B.1 and 12.96.060.D4.b of the San Bruno Municipal Code to allow the existing gross floor area of a single-family residence to increase by more than 50% and to allow the expansion exceeding 1,825 square feet for existing houses that has only one covered off-street parking space. In addition, the request includes a Minor Modification to allow the rear addition to utilize the existing 4'-0" side yard setback per SBMC Sections 12.120.010. This project was previously approved by the Planning Commission in 2005 (UP05-05, MM05-07), and expired in April 2005. No building permit was submitted; however, the scope of the current request remains unchanged as previously approved. Sean Carlin (Applicant and Owner). **UP-19-010, MM-19-001.**

C. 86 Buena Vista Avenue (APN: 014-276-020)

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: CEQA Categorical Exemption Section 15303.Class 3.a – New Construction or Conversion of Small Structures

Request for a Use Permit pursuant to Sections 12.200.030.B.1. and 12.200.030.B.3 of the San Bruno Municipal Code to allow an addition to increase the gross floor area of the existing home by greater than 50% (73%) and to exceed the maximum permitted lot coverage of 2,629 square feet (2,850 square feet). The project includes an 895 square foot rear addition on the ground floor, a 500 square-foot attached garage conversion, and a new two-car garage. This project was previously approved by the Planning Commission in 2017 (UP17-005), and expired in September 2018. A building permit was submitted but cannot be issued as the Use Permit has expired. The scope of the current request remains unchanged as previously approved. The current request is the same scope as the previous approval. Kenny Yip (Applicant), Li Wei Dong (Owner). **UP-19-017.**

5. NEW BUSINESS:

A. 111 San Bruno Avenue and 761 – 767 Huntington Avenue (APN: 020-121-360, 020-121-350)

Zoning District: P-D (Planned Development) District

Recommended Environmental Determination: This extension request is exempted from further environmental review.

Request for one-year permit extension of a Planned Development Permit and Architectural Review Permit for a mixed-use development at 111 San Bruno Avenue and 761 – 767 Huntington Avenue per Section 12.128.020 of the San Bruno Municipal Code. The project includes approximately 7,200 sq. ft. of ground floor commercial space and 62 dwelling units. Moshe Dinar, AIA (Applicant), San Bruno Development, LLC and Welch Family Partnership (Owners).

6. ITEMS FROM STAFF –

- A.** Introduction of Planning Commissioner Harman.
- B.** Selection for the December 12, 2019 Architectural Review Committee members
- C.** Selection of a new Recreation and Aquatics Center Advisory Committee Member - Planning Commission representative to fill vacancy

7. PUBLIC COMMENT ON ITEMS NOT ON AGENDA (Remaining comments not heard during previous comment period.) See text above.

8. ITEMS FROM MEMBERS AND SUBCOMMITTEE REPORTS

9. ADJOURNMENT

The next regular Planning Commission Meeting will be held on December 17, 2019 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.